

PINEAPPLE PLANTATION POA

MONTHLY MANAGEMENT REPORT

May 24th , 2023

MANAGER: KEVIN BEERS, LCAM

<u>DISTRIBUTION:</u>	<u>TITLE</u>	<u>METHOD</u>
Karl Chalupa	President	(E)(H)
Kevin Sullivan	Vice President	(E)(H)
Ron Marcucci	Treasurer	(E)(H)
Bill Wah	Secretary	(E)(H)
Greg Timmer	Director	(E)(H)

Method of distribution: Fax (F), E-mail (E), Mail (M), Hand Delivered (H)

I. ADMINISTRATION:

- Respond to Residents email & calls, provide information requested.
- Updated residents' emails on TOPSONE to receive emails.
- Website Updates and Postings
- Responded to residents regarding violations
- Contacted Stuart utilities to try and locate bills
- Contacted Royal green for a refund.
- Cost of Annual Meetings: March \$3,210 and April \$1,975
- Investigated the cost of electronic voting – Becker \$350 one vote/\$700 unlimited votes. Annual fee.

II. Meetings:

- Met with Bartlett Bros near the playground to go over the security cameras
- Met at APM with the authorized check signers on the board and set up the TOPS approval and set up the parameters for check approval.

III. BIDS AND PROPOSALS:

➤ **Lake & Preserve Maintenance**

- The rep from Aquagenix got back to me with a proposal I have forwarded it to the board. The rep from Lake and preserve maintenance was onsite today and should be able to provide with a bid next week. Solitude should be out there next week to do a walk through and get me a bid. I have instructed all three companies to have their bids to me before the next board meeting so that I could present them to the board. I had a hard time finding a third bid due to the scope of work our property requires a few companies were not able to provide service do to the requirements of our property.

➤ **Playground Security**

- Bartlett Brothers was onsite and has provided a bid – with electric \$5,250 to \$6,000.

Recommendations for Board Review:

- No items at this time.

IV. CURRENT OUTSTANDING ISSUES:

- Gate by preserve
- Landscaping proposal

V. **REPORT ON ITEMS OF IMPORTANCE:**

Property Inspection/Onsite:

- On site at 11:15 am
- 2 Roof Violations and 1 Boat Violation have been cured since this past Friday.
- 21 Garbage Can Violations and 1 Irrigation Violation have been created today.
- Total open violations are now at 41